

## **Minutes**

### **Santee City Council Community Development Commission Santee Public Financing Authority**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**May 10, 2006**

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:05 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale, John W. Minto and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Deputy Fire Chief Mike Rottenberg, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, City Planner Melanie Kush, Santee Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Jay Calisher from Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by former Marine Sergeant Rusty William.

#### **ADJOURN IN MEMORY: IRMA "RUTH" KENNEL**

Mayor Voepel presented the certificate to husband David Kennel.

#### **PROCLAMATION: MAY 10, 2006 – LAW ENFORCEMENT MEMORIAL DAY**

Council Member Minto noted the Proclamation was presented to the San Diego County Law Enforcement Memorial Foundation at a special ceremony in Balboa Park earlier in the day.

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Council Member Minto requested Item 1(F) be pulled for discussion and Council Member Dale requested Item 1(E) also be pulled for discussion. Mayor Voepel requested Item 9(A) be reordered to be heard before Item 12(A).

**1. CONSENT CALENDAR:**

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.
- (B) Approval of Meeting Minutes:  
Santee City Council 4-26-06 Regular Meeting  
Community Development Commission 4-26-06 Regular Meeting  
Santee Public Financing Authority 4-26-06 Regular Meeting
- (C) Approval of Payment of Demands as Presented.
- (D) Approval of the Expenditure of \$107,837.71 to Pay for March 2006 Legal Services
- (E) Pulled for discussion.
- (F) Pulled for discussion.
- (G) Authorization of a Change Order in the Amount of \$18,000 to the Existing Contract with West Coast Arborists, Inc. for Additional Tree Trimming Services.
- (H) Adoption of a Resolution Appropriating Funds from the Unappropriated Balance of the General Fund in the amount of \$69,300 for Traffic Signal and Communication Systems Maintenance Contract with Republic Electric for FY 2005-06. (Reso 30-2006)
- (I) Adoption of a Resolution Accepting the Construction Contract for Video Image Detection and Monitoring Surveillance System Installation – Federal Aid Project CMLG-5429(005), by Republic Electric Inc., and Authorizing the Director of Finance to Reimburse the STP Local Transnet Fund. (Reso 31-2006)
- (J) Adoption of Resolution Authorizing the City Manager to Submit a Grant Application for Community Development Block Grant (CDBG) Funds for Fiscal Year 2006-07 & Approval of the One-Year Action Plan. (Reso 32-2006)

**ACTION:** On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

**Pulled for discussion:**

- (F) **Adoption of Resolution Awarding a Contract for Consultant Services to D-Max in the amount of \$60,000 for Annual NPDES Dry Weather Testing. (Reso 29-2006)**

In response to Council Member Minto's questions, Development Services Director/Deputy City Manager Williford reported on the City's process and requirements for dry weather testing (storm water). Council Member Ryan requested staff provide him with a copy of the 20 monitoring sites.

**MOTION:** It was moved by Council Member Minto, and seconded by Vice Mayor Jones, to adopt the Resolution awarding the contract to D-Max in the amount of \$60,000.

**AMENDMENT:** During further discussion, Council Member Ryan requested the motion include directing staff to create a policy by which a letter of compliance/completion would be automatically sent by staff to an agency that mandates work without providing the necessary funding. Council Member Minto and Vice Mayor Jones both accepted the amendment.

**ACTION:** The amended motion to adopt the Resolution awarding the contract to D-Max in the amount of \$60,000 and direct staff to create a policy by which a letter of compliance/completion would automatically be sent to an agency that mandates work without providing the necessary funding was approved with all voting aye.

**Pulled for discussion:**

- (E) **Adoption of Resolution Authorizing a Consultant Design Contract with Psomas for a Fee of Not to Exceed \$935,778 for Phase 2 of Town Center Community Park & Authorizing Staff to Approve Change Orders up to \$93,578. (Reso 28-2006)**

At Council Member Dale's request, Development Services Director/Deputy City Manager Williford gave a brief update on the whole project.

**ACTION:** On motion of Council Member Dale, seconded by Council Member Minto, the Resolution authorizing the contract with Psomas for an amount not to exceed \$935,778 and authorizing staff to approve change orders up to \$93,578 was approved with all voting aye.

## **2. PUBLIC HEARINGS:**

- (A) Continued Public Hearing for Tentative Map (TM05-07) & Conditional Use Permit (P05-05) to Convert the 160 Unit Sunridge Apartment Complex into Condominiums at 8729 Graves Avenue in the Medium-High Density Residential (R-14) Zone. (Applicant M.G. Properties) (Continued from 03-22-06) (Resos: TM 33-2006, CUP 34-2006)**

The Public Hearing was opened at 7:26 p.m. Director of Development Services/Deputy City Manager Williford presented the staff report and answered Council's questions. It was noted that staff's recommended requirements presented last October had been changed to include: three (3) months relocation benefit for rental assistance, retro fit the buildings for fire sprinklers, not recommend inclusionary housing, not require current density and parking standards be met, and not require individual water meters.

### **PUBLIC SPEAKERS**

Speaking in Support was Mark Gleiberman, Applicant. Available for Council questions were: Jerry Stephens, Walter Schwerin, and Jeff Piper all representing M.G. Properties. Mr. Gleiberman stated that if retro fitting for fire sprinklers were a requirement of the project, he would not be able to proceed with the project as it would not be cost effective.

During Council discussion, Council Member Ryan expressed concern for not having fire sprinklers be a requirement of the project. Council Member Dale stated he would rather the project move forward without fire sprinklers than not at all as the project did include other fire safety improvements.

**MOTION:** It was moved by Council Member Dale and seconded by Council Member Minto, to adopt the proposed Resolutions without the fire sprinkler requirement.

After further discussion and at Council's request, Jerry Stephens of M.G. Properties explained the proposed fire upgrades: 1-hour fire separation walls, draft stops and hard wired smoke detectors.

**AMENDMENT:** Council Member Jones requested additional external monitored alarms be added as a requirement. Council Members Dale and Minto both accepted the amendment.

**MOTION:** The amended motion by Council Member Dale, seconded by Council Member Minto, to Close the Public hearing at 8:07 p.m., adopt the Resolutions amended by removing the fire sprinkler retrofit requirement and adding additional monitored outside alarms was approved with all voting aye except Mayor Voepel and Council Member Ryan who voted no.

3. **ORDINANCES (First Reading):** None

4. **CITY COUNCIL REPORTS:** None

5. **CONTINUED BUSINESS:** None

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:**

(A) Patrick Bennett expressed a desire to open a body art/tattoo parlor in Santee and asked if Council would consider allowing it.

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**  
(Note: Minutes appear as Item 1B)

A. **Reordered to Closed Session before Item 12(A).**

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

**Announcement:** Council Member Jones noted he had visited the new teen center and acknowledged staff's hard work in getting the facility up and running again. He further asked Council Member Dale about a letter he had sent to the Governor regarding illegal immigration issues. By consensus, Council agreed to have further discussion on the matter at the next meeting.

Council Members recessed at 8:28 p.m. and convened in Closed Session at 8:38 p.m. with all Members present.

**Re-Ordered to be heard before 12(A) during Closed Session:**

**9. COMMUNITY DEVELOPMENT COMMISSION:**

**A. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: 9305 Mission Gorge, Santee, California, Assessor Parcel  
Numbers 383-124-39 and 383-124-41

Agency Negotiator: Executive Director

Negotiating Party: Ghazwan Kalasho and Sana Kalasho.

Under Negotiation: Price and Terms of Payment

**12. CLOSED SESSION:**

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Gov. Code section 54956.8)

Property: 9311 - 9325 Mission Gorge Rd, APN# 383-124-43  
9333 Mission Gorge Road, APN # 383-124-42  
9337 Mission Gorge Road, APN# 383-124-44  
9343 - 9349 Mission Gorge Road, APN# 383-124-45  
9351 - 9355 Mission Gorge Road, APN# 384-320-01 & 384-320-02  
9365 Mission Gorge Road, APN# 384-320-03  
9369, 9389 Mission Gorge Road, APN# 384-320-10  
9389 Mission Gorge Road, APN# 384-320-11

Agency Negotiator: City Manager

Negotiating Party: Sudberry Properties, Inc.

Under Negotiation: Price and Terms of Payment

Council Members reconvened into Open Session at 9:10 p.m with all Members present. Mayor Voepel indicated direction was given to staff.

**13. ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:12 p.m. in Memory of Irma "Ruth" Kennel.

Date Approved: May 24, 2006

/s/Linda A. Troyan  
Linda A. Troyan, Commission Secretary  
and for Authority Secretary Keith Till